

RESCIND

ALCOHOLIC BEVERAGE REGULATION ADMINISTRATION

NOTICE OF PUBLIC HEARING

Posting Date: December 26, 2008
Petition Date: February 9, 2009
Hearing Date: February 24, 2009

License No.: ABRA-079843
Licensee: Wilson Concepts, LLC
Trade Name: Indulj
License Class: Retailer's C Restaurant
Address: 1208 U Street, NW
Contact Information: Candace Fitch – 202.625.7700

WARD 1 ANC 1B SMD 1B02

Notice is hereby given that this licensee who has applied for a substantial change to his license under the D.C. Alcoholic Beverage Control Act and for objectors are entitled to be heard before the granting of such on the hearing date at 10:00 am, 7th Floor, Suite 7200, 941 North Capitol Street, NE. A petition or request to appear before the Board must be filed on or before the petition date.

Licensee requests the following substantial changes to its nature of operation:

- Class change from a Retailer's C Restaurant to a Retailer's C Tavern
- Changing the hours of alcoholic beverage sales/consumption:

<u>Current Hours</u>	<u>Proposed Hours</u>
Sunday through Saturday, 12pm-2am	Sunday through Thursday, 11am-2am Friday and Saturday, 11am-3am
- Changing the hours of Entertainment:

<u>Current Hours</u>	<u>Proposed Hours</u>
Sunday through Saturday, 9am-1am	Sunday through Thursday, 6pm-2am Friday and Saturday, 6pm -3am
- To Add a Summer Garden:

<u>Proposed Hours of Operation and Alcoholic Beverage Sales and Consumption</u>	
Sunday through Thursday, 11am-2am	
Friday and Saturday, 11am-3am	

RE-ADVERTISED

ALCOHOLIC BEVERAGE REGULATION ADMINISTRATION

NOTICE OF PUBLIC HEARING

Posting Date: January 9, 2009
Petition Date: February 24, 2009
Hearing Date: March 9, 2009

License No.: ABRA-079843
Licensee: Wilson Concepts, LLC
Trade Name: Indulj
License Class: Retailer's C Restaurant
Address: 1208 U Street, NW
Contact Information: Candace Fitch – 202.625.7700

WARD 1 ANC 1B SMD 1B02

Notice is hereby given that this licensee who has applied for a substantial change to his license under the D.C. Alcoholic Beverage Control Act and for objectors are entitled to be heard before the granting of such on the hearing date at 10:00 am, 7th Floor, Suite 7200, 941 North Capitol Street, NE. A petition or request to appear before the Board must be filed on or before the petition date.

Licensee requests the following substantial changes to its nature of operation:

- Class change from a Retailer's C Restaurant to a Retailer's C Tavern
- Changing the hours of alcoholic beverage sales and consumption:

<u>Current Hours</u>	<u>Proposed Hours</u>
Sunday through Saturday, 12pm-2am	Sunday through Thursday, 11am-2am Friday and Saturday, 11am-3am
- Changing the hours of Entertainment and to add dancing and cover charge.

<u>Current Hours</u>	<u>Proposed Hours</u>
Sunday through Saturday, 9am-1am	Sunday through Thursday, 6pm-2am Friday and Saturday, 6pm -3am
- To add a Summer Garden with seating for 40 patrons.

<u>Proposed Hours of Operation and Alcoholic Beverage Sales and Consumption</u>	
Sunday through Thursday, 11am-2am Friday and Saturday, 11am-3am	

ALCOHOLIC BEVERAGE REGULATION ADMINISTRATION

NOTICE OF PUBLIC HEARING

Posting Date: January 9, 2009
Petition Date: February 24, 2009
Hearing Date: March 9, 2009

License No.: ABRA-080774
Licensee: Yonas Chalka
Trade Name: Gori Cafe
License Class: Retailer's "C" Restaurant
Address: 1119 V Street, NW
Contact information: Simon M. Osnos (703) 356-8233

WARD 1

ANC 1B

SMD 1B02

Notice is hereby given that this applicant has applied for a license under the D.C. Alcoholic Beverage Control Act and that the objectors are entitled to be heard before the granting of such license on the hearing date at 10:00 am, 7th Floor, Suite 7200, 941 North Capitol Street, NE, Washington, DC 20002. Petition and/or request to appear before the Board must be filed on or before the petition date.

NATURE OF OPERATION

New restaurant offering Ethiopian Cuisine and taped background music. Occupancy Load is 15.

HOURS OF OPERATION

Sunday – Thursday: 6:30 am – 2 am
Friday – Saturday: 6:30 am – 3am

HOURS OF SALE, SERVICE AND CONSUMPTION OF ALCOHOLIC BEVERAGES

Monday – Thursday: 8 am – 2 am
Friday – Saturday: 8 am – 3 am
Sunday: 10 am – 2 am

**BOARD OF ZONING ADJUSTMENT
PUBLIC HEARING NOTICE
TUESDAY, MARCH 10, 2009
SECOND FLOOR HEARING ROOM, SUITE 220-S
441 4TH STREET, N.W.
WASHINGTON, D.C. 20001**

TO CONSIDER THE FOLLOWING: The Board of Zoning Adjustment will adhere to the following schedule, but reserves the right to hear items on the agenda out of turn.

**9:30 A.M. TO 12:00 P.M. MORNING SESSION
1:00 P.M. TO 6:00 P.M. AFTERNOON SESSION**

A.M.

WARD SIX

17885 **Application of 1101 South Capitol LLC**, pursuant to 11 DCMR §§
ANC-6D 3103.2 and 3104.1, for a variance from the court width requirements
under section 776, and a special exception to allow a waiver of the
rear yard requirements under subsection 774.2, to allow the
construction of a new office building in the C-3-C District at
premises 1101 South Capitol Street, S.W. (Square 649, Lot 47).

WARD FIVE

17887 **Application of Greater Mount Calvary Holy Church**, pursuant to
ANC-5C 11 DCMR § 3103.2, for a variance from the rear yard requirements
under section 774, to construct a rear stair addition to an existing
church in the C-3-A District at premises 610 Rhode Island Avenue,
N.E. (Square 3629, Lot 5).

WARD SEVEN

17888 **Application of Baxter LLC**, pursuant to 11 DCMR § 3103.2, for a
ANC-7D variance from the lot area and width requirements under section 401,
a variance from the lot occupancy requirements under section 403, a
variance from the rear yard requirements under section 404, and a
variance from the side yard requirements under section 405, to allow
the construction of two new one-family detached dwellings in the R-
1-B District at premises 4526 and 4528 Douglas Street, N.E. (Square
5116, Lots 159 and 160).

BZA PUBLIC HEARING NOTICE

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P.M.WARD FOUR

17889 **Application of the Presiding Bishop of the Church of Jesus**
ANC-4C **Christ of Latter-Day Saints**, pursuant to 11 DCMR § 3104.1, for a
special exception to construct a new two-story church on a vacant lot
under subsection 1553, in the Sixteenth Street Heights
Overlay(SSH)/R-1-B District at premises 4901 16th Street, N.W.
(Square 2710, Lot 15).

PLEASE NOTE:

Failure of an applicant or appellant to appear at the public hearing will subject the application or appeal to dismissal at the discretion of the Board.

Failure of an applicant or appellant to be adequately prepared to present the application or appeal to the Board, and address the required standards of proof for the application or appeal, may subject the application or appeal to postponement, dismissal or denial.

The public hearing in these cases will be conducted in accordance with the provisions of Chapter 31 of the District of Columbia Municipal Regulations, Title 11, and Zoning. Pursuant to Subsection 3117.4 of the Regulations, the Board will impose time limits on the testimony of all individuals.

Individuals and organizations interested in any application may testify at the public hearing or submit written comments to the Board. Individuals and organizations wishing party status in any case before the Board must request that status and should do so in writing not less than fourteen (14) days prior to the date set for the public hearing on the particular application in accordance with Subsection 3106.2. All requests and comments should be submitted to the Board

through the Director, Office of Zoning, 441 4th Street, NW, Suite 210, Washington, D.C. 20001. Please include the case number on all correspondence. FOR FURTHER INFORMATION, CONTACT THE OFFICE OF ZONING AT (202) 727-6311.

RUTHANNE G. MILLER, CHAIRPERSON, MARC D. LOUD, MARY OATES WALKER, SHANE L. DETTMAN, AND A MEMBER OF THE

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**ZONING COMMISSION ----- BOARD OF ZONING
ADJUSTMENT, BY JERRILY R. KRESS, FAIA, DIRECTOR.**

PHN 3/10/09 rsn

**BOARD OF ZONING ADJUSTMENT
PUBLIC HEARING NOTICE
TUESDAY, MARCH 17, 2009
SECOND FLOOR HEARING ROOM, SUITE 220-S
441 4TH STREET, N.W.
WASHINGTON, D.C. 20001**

TO CONSIDER THE FOLLOWING: The Board of Zoning Adjustment will adhere to the following schedule, but reserves the right to hear items on the agenda out of turn.

**9:30 A.M. TO 12:00 P.M. MORNING SESSION
1:00 P.M. TO 6:00 P.M. AFTERNOON SESSION**

A.M.

WARD SIX

17891 **Application of Judy Smith**, pursuant to 11 DCMR § 3104.1, for a
ANC-6A special exception to allow a partial third story addition to an existing
one-family row dwelling under section 223, not meeting the lot
occupancy (section 403), and nonconforming structure provisions
(subsection 2001.3), in the R-4 District at premises 1381 F Street,
N.E. (Square 1029, Lot 189).

WARD SIX

17895 **Application of Tho Bella Dinh-Zarr**, pursuant to 11 DCMR §
ANC-6A 3103.2, for a variance from the nonconforming structure provisions
under subsection 2001.3(a)(b)(1) and (2), to allow a third story and
roof deck with trellis addition to an existing one-family row
dwelling, not meeting the lot occupancy requirements (section 403),
in the R-4 District at premises 336 13th Street, N.E. (Square 1009,
Lot 92).

WARD FOUR

17896 **Application of the Washington Ethical Society**, pursuant to 11
ANC-4A DCMR § 3104.1, for a special exception to allow a child
development center (40 Children and 11 staff) under section 205, in
the R-1-B District at premises 7750 16th Street, N.W. (Square 2745F,
Lot 81).

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P.M.WARD SIX

17897 **Application of Ellen Oppenheimer**, pursuant to 11 DCMR §§
ANC-6B 3104.1 and 3103.2, for a special exception from the lot occupancy
provisions (section 403) under section 223, to construct a second
story addition to an existing accessory garage, a variance from the
accessory structure height requirements under subsection 2500.4,
and a use variance to allow living quarters in the accessory structure
under subsection 2500.5, in the R-4 District at premises 223 10th
Street, S.E. (Square 944, Lot 36).

WARD SIX

**THIS APPLICATION WAS CONTINUED FROM THE JULY 8, 2008 AND
MARCH 17, 2008, PUBLIC HEARING SESSIONS:**

17791 **Application of DRM and Associates, Inc.**, pursuant to §§ 3103.2
ANC-6C and 3104.1, for a special exception to continue a child development
center (50 children, infant to 12 years and 9 staff) under section 205,
and a special exception to establish a community service center
under section 334, and a variance from the lot occupancy
requirements under section 403, a variance from the rear yard
requirements under section 404, a variance from the nonconforming
structure provisions under subsection 2001.3, and a variance from
the off-street parking requirements under section 2101.1, to allow an
addition to an existing nonconforming structure, in the R-4 District
at premises 728 F Street, N.E. (Square 891, Lot 49).

PLEASE NOTE:

Failure of an applicant or appellant to appear at the public hearing will subject the application or appeal to dismissal at the discretion of the Board.

Failure of an applicant or appellant to be adequately prepared to present the application or appeal to the Board, and address the required standards of proof for the application or appeal, may subject the application or appeal to postponement, dismissal or denial.

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MARCH 17, 2009

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through the Director, Office of Zoning, 441 4th Street, NW, Suite 210, Washington, D.C. 20001. Please include the case number on all correspondence. FOR FURTHER INFORMATION, CONTACT THE OFFICE OF ZONING AT (202) 727-6311.

RUTHANNE G. MILLER, CHAIRPERSON, MARC D. LOUD, MARY OATES WALKER, SHANE L. DETTMAN, AND A MEMBER OF THE ZONING COMMISSION ----- BOARD OF ZONING ADJUSTMENT, BY RICHARD S. NERO, JR., ACTING DIRECTOR.

PHN 3/17/09 rsn

**BOARD OF ZONING ADJUSTMENT
PUBLIC HEARING NOTICE
TUESDAY, MARCH 24, 2009
SECOND FLOOR HEARING ROOM, SUITE 220-S
441 4TH STREET, N.W.
WASHINGTON, D.C. 20001**

TO CONSIDER THE FOLLOWING: The Board of Zoning Adjustment will adhere to the following schedule, but reserves the right to hear items on the agenda out of turn.

**9:30 A.M. TO 12:00 P.M. MORNING SESSION
1:00 P.M. TO 6:00 P.M. AFTERNOON SESSION**

A.M.

WARD SIX

17900 **Application of Tracy Roman**, pursuant to 11 DCMR § 3104.1, for
ANC-6B a special exception to construct a two-story rear addition to an
existing one-family semi-detached dwelling under section 223, not
meeting the lot occupancy (section 403), side yard (section 405) and
nonconforming structure (subsection 2001.3) requirements in the R-
4 District at premises 660 E Street, S.E. (Square 876, Lot 44).

WARD TWO

17905 **Application of James Iker and Hayes Nuss**, pursuant to 11 DCMR
ANC-2F § 3104.1, for special exceptions to allow an addition to an existing
one-family row dwelling under section 223, not meeting the lot
occupancy requirements (section 403), the court requirements
(section 406) and the nonconforming structure provisions
(subsection 2001.3 (b)(2)) and a special exception from the roof
structure requirements under section 411, in the R-4 District at
premises 1329 R Street, N.W. (Square 239, Lot 802).

WARD SEVEN

17898 **Application of District-properties.com LLC**, pursuant to 11
ANC-7C DCMR § 3103.2, for a variance from the lot width and lot area
requirements under section 401, and a variance from the side yard
requirements under section 405, to construct a new one-family

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detached dwelling in the R-2 District at premises 311 58th Street,
N.E. (Square 5264, Lot 15).

P.M.**WARD THREE**

17893 **Application of Antonio Seleme**, pursuant to 11 DCMR § 3103.2,
ANC-3G for a variance from the height limitations under subsection 2500.4,
and a variance from the use provisions under subsection 2500.5, to
allow the construction of a three car accessory garage with second
floor artist studio in the R-2 District at premises 3830 Legation
Street, N.W. (Square 1857, Lot 62).

WARD SEVEN**THIS APPLICATION WAS CONTINUED FROM THE DECEMBER 9,
2008, PUBLIC HEARING SESSION:**

17870 **Application of Koo Yuen**, pursuant to 11 DCMR § 3104.1, for a
ANC-7A special exception to establish a gasoline service station under
sections 726 and 706, in the C-2-A District at premises 3710
Minnesota Avenue, N.E. (Square 5046, Lot 810).

PLEASE NOTE:

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The public hearing in these cases will be conducted in accordance with the provisions of Chapter 31 of the District of Columbia Municipal Regulations, Title 11, and Zoning. Pursuant to Subsection 3117.4 of the Regulations, the Board will impose time limits on the testimony of all individuals.

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MARCH 24, 2009

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RUTHANNE G. MILLER, CHAIRPERSON, MARC D. LOUD, MARY OATES WALKER, SHANE L. DETTMAN, AND A MEMBER OF THE ZONING COMMISSION ----- BOARD OF ZONING ADJUSTMENT, BY RICHARD S. NERO, JR., ACTING DIRECTOR.

PHN 3/24/09 rsn

**ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
NOTICE OF PUBLIC HEARING**

TIME AND PLACE: **Thursday, March 12, 2009, @ 6:30 PM**
 Office of Zoning Hearing Room
 441 4th Street, N.W., Suite 220-South
 Washington, D.C. 20001

FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:

**CASE NO. 08-26 (Georgia & Lamont LP -- Consolidated PUD & Related Map
Amendment @ Square 2892)**

THIS CASE IS OF INTEREST TO ANC 1A

On October 3, 2008, the Office of Zoning received applications from Georgia and Lamont Limited Partnership (the "Applicant"), as owner of Lots 98, 903, 904, 908, and 911 in Square 2892. The Applicant is requesting consolidated review and approval of a planned unit development (PUD) on the subject property and a related map amendment from the R-4 and GA/C-2-A District to the GA/C-2-B District. The Office of Planning provided its report on October 31, 2008, and the case was set down for hearing on December 10, 2008. The Applicant provided its prehearing statement as part of its application on December 22, 2008.

The Subject Property, which includes a portion of a public alley to be closed, has a combined land area of approximately 19,191 square feet and is located at the southwest corner of Georgia Avenue and Lamont Street, N.W. Approximately 8,402 square feet of the Subject Property is located in the R-4 District, and the remaining 10,789 square feet is located in the GA/C-2-A District. The property has approximately 156 feet of frontage on Lamont Street and approximately 98 feet of frontage on Georgia Avenue. Square 2892 is bounded by Lamont Street, N.W. to the north, Georgia Avenue to the east, Kenyon Street to the south, and Sherman Street to the west. The Subject Property is also located within the Georgia Avenue Commercial Overlay District.

The Applicant is seeking consolidated PUD approval to develop a multiple-family dwelling building with ground-floor retail on the Subject Property in accordance with the C-2-B PUD zoning requirements. The project will contain approximately 87,055 square feet of gross floor area, with an overall FAR of 4.54 and a maximum building height of 80 feet. The project will include a total of 69 residential units, at least half of which will be affordable. The project also includes 29 off-street parking spaces located in a below-grade garage.

The Applicant proposes to rezone the Subject Property from the R-4 and GA/C-2-A District to the GA/C-2-B District. The R-4 District permits detached, semi-detached and row single family dwellings and flats as a matter-of-right, as well as the conversion to multi-family use of a building built prior to 1958. The maximum permitted height in the R-4 is 3 stories and 40 feet and the maximum permitted lot occupancy is 60 percent for row dwellings and flats and 40 percent for other structures. There is no FAR limitation in the R-4 District. The C-2-A District

Z.C. NOTICE OF PUBLIC HEARING**Z.C. CASE NO. 08-26****PAGE NO. 2**

permits mixed residential and commercial development as a matter-of-right, to a maximum lot occupancy of 60% for residential use, a maximum FAR of 2.5, of which no more than 1.5 may be devoted to other than residential uses and a maximum height of fifty feet. Under Chapter 24, the guideline for height in a PUD is 65 feet and the guideline for FAR in a PUD is 3.0, of which no more than 2.0 may be commercial. The proposed C-2-B District permits mixed residential and commercial development as a matter-of-right, to a maximum lot occupancy of 80% for residential use, a maximum FAR of 3.5, of which no more than 1.5 may be devoted to other than residential uses and a maximum height of 90 feet. Under Chapter 24, the guideline for height in a PUD is 90 feet and the guideline for FAR in a PUD is 6.0, of which no more than 2.0 may be commercial.

This public hearing will be conducted in accordance with the contested case provisions of the Zoning Regulations, 11 DCMR § 3022.

How to participate as a witness.

Interested persons or representatives of organizations may be heard at the public hearing. The Commission also requests that all witnesses prepare their testimony in writing, submit the written testimony prior to giving statements, and limit oral presentations to summaries of the most important points. The applicable time limits for oral testimony are described below. Written statements, in lieu of personal appearances or oral presentation, may be submitted for inclusion in the record.

How to participate as a party.

A party has the right to cross-examine witnesses, to submit proposed findings of fact and conclusions of law, to receive a copy of the written decision of the Zoning Commission, and to exercise the other rights of parties as specified in the Zoning Regulations.

Except for the affected ANC, any person who desires to participate as a party in this case must clearly demonstrate that the person's interests would likely be more significantly, distinctly, or uniquely affected by the proposed zoning action than other persons in the general public. Persons seeking party status **shall file with the Commission, not less than fourteen (14) days prior to the date set for the hearing, a written statement containing the following information:**

- (a) The person's name, address, and daytime telephone number;
- (b) A request to appear and participate as a party;
- (c) Whether the person will appear as a proponent or opponent of the application;
- (d) Whether the person will appear through legal counsel, and if so, the name and address of legal counsel;
- (e) A list of witnesses who will testify on the person's behalf;
- (f) A summary of the testimony of each witness;

Z.C. NOTICE OF PUBLIC HEARING**Z.C. CASE NO. 08-26****PAGE NO. 3**

- (g) An indication of which witnesses will be offered as expert witnesses, the areas of expertise in which any experts will be offered, and the resumes or qualifications of the proposed experts;
- (h) The total amount of time being requested to present their case; and
- (i) A written statement setting forth why the person should be granted party status, including reference to the following:
 - (1) The property owned or occupied by the person, or in which the person has an interest, that will be affected by the action requested of the Commission;
 - (2) The legal interest the person has in said property, such as owner, tenant, trustee, or mortgagee;
 - (3) The distance between the person's property and the property that is the subject of the application before the Commission;
 - (4) The economic, social, or other impacts likely to affect the person and/or the person's property if the action requested of the Commission is approved or denied; and
 - (5) An explanation of how the person's interest as identified in response to paragraph (4) would likely be more significantly, distinctively, or uniquely affected in character or kind by the proposed zoning action than those of other persons in the general public.

The Applicant shall also provide the information indicated in (e) through (h) to the extent that the information is not contained in the Applicant's prehearing submission as required by 11 DCMR § 3013.1. The information shall be filed no later than fourteen (14) days before the date of the hearing.

If an affected Advisory Neighborhood Commission (ANC) intends to participate at the hearing, the ANC shall submit the written report described in § 3012.5 no later than seven (7) days before the date of the hearing. The report shall also contain the information indicated in (e) through (h) above.

Time limits.

The following time limits for oral testimony shall be adhered to unless changed by the Commission, and no time may be ceded:

- | | | |
|----|----------------------------------|---|
| 1. | Applicant and parties in support | 60 minutes collectively |
| 2. | Parties in opposition | 15 minutes each (60 minutes collectively) |
| 3. | Organizations | 5 minutes each |
| 4. | Individuals | 3 minutes each |

Z.C. NOTICE OF PUBLIC HEARING
Z.C. CASE NO. 08-26
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Information responsive to this notice should be forwarded to the Director, Office of Zoning, Suite 210, 441 4th Street, N.W., Washington, D.C. 20001. **FOR FURTHER INFORMATION, YOU MAY CONTACT THE OFFICE OF ZONING AT (202) 727-6311.**

ANTHONY J. HOOD, GREGORY N. JEFFRIES, PETER G. MAY, AND MICHAEL G. TURNBULL, ----- ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA, BY RICHARD S. NERO, JR., ACTING DIRECTOR, AND BY SHARON S. SCHELLIN, SECRETARY TO THE ZONING COMMISSION.